

# 935 BAILEY COURT

SAN MARCOS, CA 92069

## FOR LEASE

\$1.45/SF NNN

Approx.

**1,726 SF**

Industrial Suite Available



**NEW INTERIOR RENOVATIONS**

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# PROPERTY HIGHLIGHTS



Approx. 13,220 SF  
industrial building



Zoned M



Excellent access to HWY-78



18' clear height



Grade-level loading



Rare and small incubator  
warehouse units available



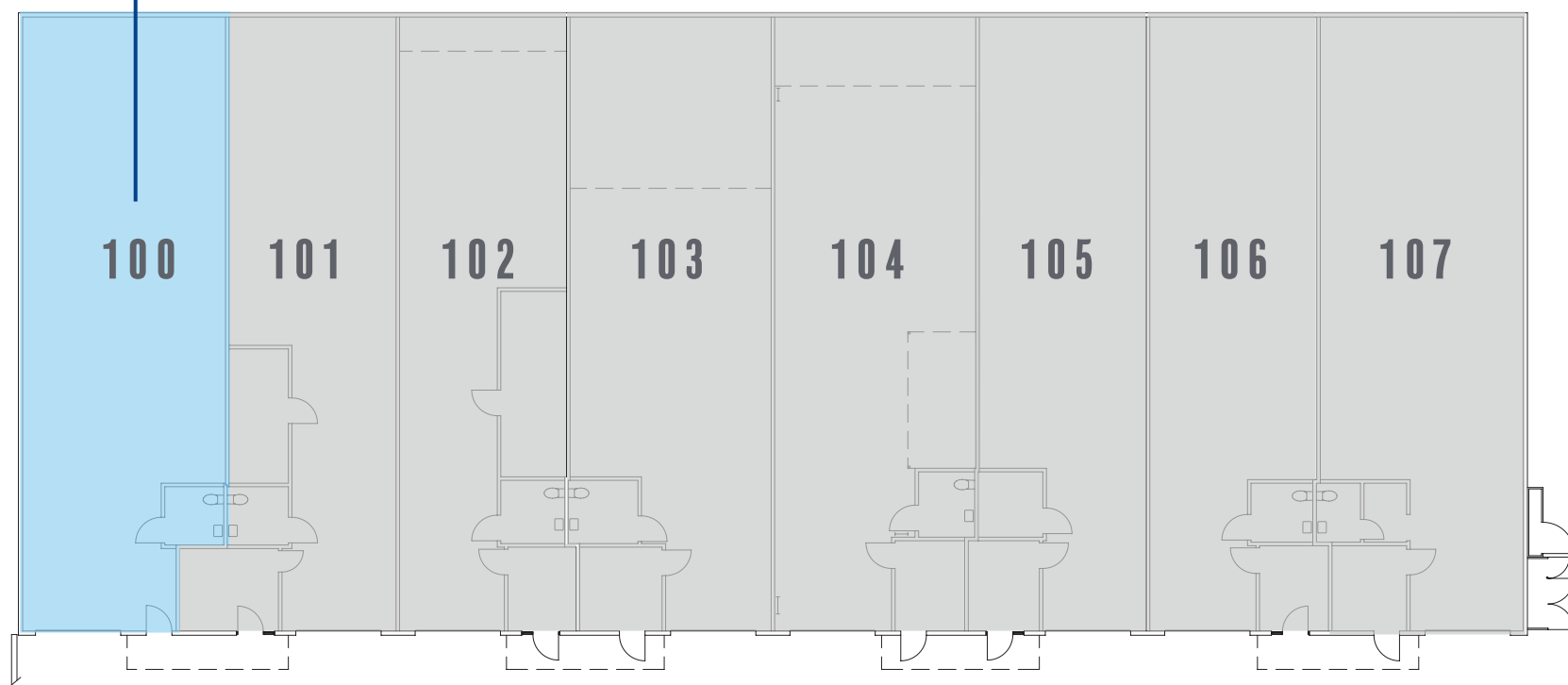


# AVAILABILITY

## SUITE 100

1,726 SF | \$1.45/SF NNN

- Majority warehouse, minimal office
- 1 grade-level roll-up door
- New interior renovations



*\*NNN's estimated to be \$0.38/SF*



# LOCATION

## 1 San Marcos Plaza

Albertsons  
Chase Bank  
FedEx  
Shell  
Onny's Thai  
Señor Panchos

## 2 Palomar Plaza

CVS  
Everbowl  
Pho San Marcos  
Panda Garden  
Del Taco  
Citibank

## 3 Rancho San Marcos Village

Starbucks  
7-Eleven  
Shogun  
Union Bank  
Subway  
Poki Poki  
Eugenio Italian Restaurant

## 4 Restaurant Row/ Edwards Theater

IHOP  
Katsu Sushi  
Landon's East Meets West  
Sublime Ale House  
Old California Mining Co.  
The 55 Yard Line  
Cocina Del Charro  
Old California Coffee

## 5 Creekside Marketplace

Best Buy  
Crunch Fitness  
WinCo Foods  
Hobby Lobby  
Panera Bread  
Shell  
In-N-Out Burger  
The Habit

## 6 Campus Marketplace

Ralphs  
CVS  
Starbucks  
It's Tabu Sushi  
The UPS Store  
Orangetheory Fitness  
Mr. Taco  
Epic Wings

## 7 Grand Plaza Retail Center

Marshalls  
Nordstrom Rack  
Ross  
Boudin SF  
Sam's Woodfired Pizza  
Sprouts  
Starbucks

## DRIVE TIMES

HWY-78 | 3 min

W San Marcos Blvd | 5 min

McClellan-Palomar Airport | 14 min

I-5 | 9 min

I-15 | 15 min

935 BAILEY CT

## Craft Breweries

Wild Barrel Brewing  
Port Brewing Co.  
My Yard Live Beer Co.  
Newtopia Cyder  
Raging Cider & Mead  
Karl Strauss Brewery  
Stave & Nail Brewing Co.  
Meadicity Mead  
Rip Current Brewing  
Dos Desperados Brewery  
Double Peak Brewing Co.  
Stumblefoot Brewing Co.





# SAN MARCOS

Located in the beautiful foothills of northern San Diego County is San Marcos, a progressive community of nearly 97,000 residents who enjoy a fantastic quality of life. San Marcos has all the ingredients that make living enjoyable, from miles of trails in the local hills to unique dining and shopping opportunities in its retail centers. Just a 35-mile drive south takes you to downtown San Diego, while a short jaunt west takes you to the majestic shores of the beautiful Pacific Ocean.

Although San Marcos has experienced rapid growth over the last decade, it maintains the small-town atmosphere and values that attracted so many new residents here. Home to Palomar College and California State University San Marcos, the City has also become the heart of education in North San Diego County.

A dedication to parks and community services is another priority for the City of San Marcos, having constructed 63 miles of trails, 35 new parks, and 11 recreation centers over the past 25 years. In addition, quality community development like the Creekside Marketplace, Nordahl Center, and Grand Plaza have all become popular shopping and dining destinations. These elements all combine to create the thriving, unique community that is San Marcos.



96,354

Population



35.0

Median Age



\$87,327

Median Household  
Income



%39.3

Baccalaureate or  
Post-Graduate  
Degree



\$641,964

Median Property  
Value



## LAKE SAN MARCOS

Lake San Marcos recreation includes boating, dining, a fountain light show, and golf.

Exceptional  
recreation  
options



## DOUBLE PEAK PARK

Exceptional community recreation programs, City/school district cooperative programs, access to lakes, beaches and cultural programs enhance the quality of life in San Marcos.

# SAN MARCOS



Plenty of  
breweries &  
restaurants

Boasting 10+ craft breweries, San Marcos attracts craft beer aficionados from all over. In addition, the craft brewing industry has made a significant impact on the San Marcos economy, to the point where California State University, San Marcos, offers an EngiBeering program—training students to brew craft beer at scale and to create and run a brewery. As a result, San Marcos is part of one of the most successful and concentrated brewery districts in the United States.

*Slave & Nail*  
BREWING CO.

DOUBLE PEAK  
BREWING CO.

RAGING  
CIDER & MEAD CO.

DOS  
DESPERADOS



PORT  
BREWING CO.



Excellent  
transportation  
network

## SPRINTER STATION

Located along the SPRINTER commuter rail line with excellent bus service, San Marcos has a solid transportation network.



City  
investment  
in education &  
infrastructure

## CALIFORNIA STATE UNIVERSITY, SAN MARCOS

Home to California State University, San Marcos, the City has become the heart of education in San Diego North County.

Strong local  
and regional  
economy

Business  
friendly



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